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Prepared by: First National Financial Title Svs, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),
6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536

* Return to: Realty Title & Escrow 6397 Goodman Rd #112 Olive Branch MS 38654
PO Box 843-8077 P.O. #12
10080132

WARRANTY DEED

Grantor(s): Sirius Investment, LLC
Address: 1915 Gayfer Drive
Horn Lake, MS 38637
Phone: 901-258-8015 (Business)
dm - NA

Grantee(s): Ryan M Lee and Brittany N Lee
Address: 10764 Ridgefield Drive
Olive Branch, MS 38654

Phone: 901-496-3153 (Home) NA (Work, if any)

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned Grantor, SIRIUS INVESTMENT, LLC, , do hereby sell, convey and warrant unto RYAN M LEE AND BRITTANY N LEE, husband and wife, as tenants by the entirety with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

**Lot 79, Section D, Olive Ridge Subdivision, situated in Section 26, Township 1 South,
Range 6 West, DeSoto County, Mississippi, as shown on plat of record in Plat Book 51,
Page 17, in the office of the Chancery Clerk of DeSoto County, Mississippi**

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed; taxes for the year 2010 shall be prorated among the parties.

The Grantors herein further warrant that subject property constitutes no part of his homestead and is not subject to the homestead interests of anyone at the time of conveyance.

WITNESS OUR SIGNATURE this 30th day of April, 2010.

SIRIUS INVESTMENT, LLC

By: Brian Hancock
Brian Hancock, Member

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 30th day of April, 2010, within my jurisdiction, the within named Brian Hancock, who acknowledged that he is the Member of Sirius Investment, LLC, a Mississippi limited liability company and that for and on behalf of the said limited liability company and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

(SEAL)

My Commission expires



Lawrence F. Hatten, III
Notary Public

FILE #: S17190